



821 Huddersfield Road, Ravensthorpe, Dewsbury, WF13 3LR
£215,000

bramleys



This period detached property is nicely set back from the roadside and enjoys ample off road parking with driveway and car port. Having character features, uPVC double glazing, gas central heating and accommodation comprising: entrance hall, lounge, dining kitchen, utility area, lower ground floor cellars which offer potential for conversion (subject to all necessary consents), first floor has 2 large double bedrooms and bathroom and at second floor is a large attic room (no build regulation certificate). Outside there is off road parking, a car port and low maintenance paved garden to rear. Conveniently situated for amenities within Ravensthorpe and handily placed for both Mirfield and Dewsbury town centres.



GROUND FLOOR:

Entrance Hall

Accessed by a uPVC entrance door, this spacious hallway has laminate flooring, spindle balustrade staircase rising to the first floor and a central heating radiator. It also gives access to the rear entrance and utility area.

Lounge

13'9 x 12'10 (4.19m x 3.91m)

This reception room has a lovely high ceiling with ceiling rose and decorative coving and picture rail. There is an ornate fireplace surround with gas fire, a central heating radiator and large uPVC double glazed window.

Dining Kitchen

13'11 x 13'3 (4.24m x 4.04m)

The kitchen has a range of wooden fronted wall and base units with working surfaces over, sink unit, gas cooker point with extractor hood over, space for a tall fridge freezer and a fireplace with gas fire. The kitchen has ample room for a dining table and chairs, laminate flooring, a central heating radiator and a uPVC double glazed window.

Utility Area/Rear Entrance

Situated to the rear off the back of the hallway, this useful space has power sockets and lighting, space and plumbing for a washing machine and houses the Worcester Bosch central heating boiler. There is useful understair storage and trap door which gives internal access in the cellar. There is also an external uPVC door.

LOWER GROUND FLOOR:

Cellar 1

20' x 13'11 (6.10m x 4.24m)

The cellar rooms offer potential for conversion (subject to all necessary consents) This room has power, lighting, a sink and stone flagged floor.

Cellar 2

Accessed from rear of cellar room 1.

FIRST FLOOR:

Landing

The landing has a uPVC double glazed window and built in storage under the staircase to the attic.

Bedroom 1

13'9 max x 11'11 to robe doors (4.19m max x 3.63m to robe doors)

This room has fitted 7 door robes, plus an additional built in cupboard with storage above. There is a central heating radiator and a uPVC double glazed window.



Bedroom 2

12'11 x 12'10 (3.94m x 3.91m)

Another spacious double room with a central heating radiator and a uPVC double glazed window.

Bathroom

Having tiled walls and four piece suite comprising shower cubicle, bath, wc, vanity wash basin, central heating radiator and uPVC double glazed window.

SECOND FLOOR:

Attic Room

15'6 x 16'11 max (4.72m x 5.16m max)

Accessed via a staircase from the landing, this spacious room has useful store cupboards, a central heating radiator and uPVC double glazed window. Please note there is no building regulation certificate for this room.

OUTSIDE:

There is a small garden area to the front with flower bed and a parking space for 1 vehicle. To the side is a car port and space for a further 3 cars plus a paved yard which can accommodate 2 further vehicles so 6 off road parking spaces in total.

The property has external security lighting, water tap and stones steps down lead to the cellar rooms. These can also be access via a trap door within the property.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave the Bramleys Mirfield office via Huddersfield Road in the direction of Dewsbury. Continue along this road and on entering Ravensthorpe the property can be found on the right hand side, set back (to the right of The Bulls Head).

TENURE:

Freehold

COUNCIL TAX BAND:

Band B.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- 1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- 2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

